

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tuscaloosa State: AL

PJ's Total HOME Allocation Received: \$10,459,304 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 7			
% of Funds Committed	98.08 %	96.66 %	2	94.94 %	77	79	
% of Funds Disbursed	89.43 %	82.70 %	2	84.35 %	61	64	
Leveraging Ratio for Rental Activities	0.62	1.55	5	4.59	15	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	85.88 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.05 %	71.56 %	4	68.05 %	51	55	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.67 %	76.60 %	4	79.65 %	53	60	
% of 0-30% AMI Renters to All Renters***	6.67 %	45.81 %	6	44.76 %	3	2	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.93 %	1	94.31 %	100	100	
Overall Ranking:			In State:	4 / 7	Nationally:	31 29	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$39,211	\$21,032		\$25,245	15 Units	2.90 %	
Homebuyer Unit	\$15,188	\$20,334		\$14,395	476 Units	92.10 %	
Homeowner-Rehab Unit	\$27,049	\$16,597		\$20,186	26 Units	5.00 %	
TBRA Unit	\$0	\$4,811		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tuscaloosa AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$41,811	\$69,262	\$27,928
State:*	\$68,809	\$76,720	\$20,188
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.73

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	3.8	11.5	0.0
Black/African American:	100.0	95.3	88.5	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	18.8	38.5	0.0
2 Persons:	60.0	27.5	30.8	0.0
3 Persons:	20.0	22.0	23.1	0.0
4 Persons:	20.0	17.5	0.0	0.0
5 Persons:	0.0	9.8	7.7	0.0
6 Persons:	0.0	3.0	0.0	0.0
7 Persons:	0.0	0.9	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.0	27.9	3.8	0.0
Elderly:	0.0	4.5	76.9	0.0
Related/Single Parent:	73.3	42.9	19.2	0.0
Related/Two Parent:	6.7	22.2	0.0	0.0
Other:	0.0	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	60.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	40.0	

of Section 504 Compliant Units / Completed Units Since 2001 39

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tuscaloosa

State: AL

Group Rank: 31
(Percentile)

State Rank: 4 / 7 PJs

Overall Rank: 29
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	75.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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